Niagara

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Memo to: Planning and Development Committee

From: Planning Staff

Re: Housing Sites Inventory for the Niagara Region as of December 31, 1982

This report is an overview of available sites for residential development in the Niagara Region as of December 31, 1982. It updates the 1981 Housing Sites Inventory presented last year at this time. In the past this report was completed semi-annually. The report is organized in three main sections.

1. Supply of Vacant Housing Sites:
   a) Registered and Draft-Approved plans;
   b) Active plans;
2. Subdivision Activity and Housing Starts During 1982;
3. Estimated Number of Years Housing Supply in Registered and Draft-Approved Plans.

1. Supply of Vacant Housing Sites

a) In Registered and Draft-Approved Plans

Sites for over 8,900 units were vacant in registered plans throughout the Niagara Region as of December 31, 1982. In addition there was capacity for about 7,600 units in draft-approved plans to provide a potential capacity of over 16,500 housing units on vacant sites in registered and draft-approved plans. This is about a 700 unit (4%) decrease in potential capacity in the 12 month period from December 31, 1981.

The following table shows the number of potential units which can be built on vacant sites in registered and draft-approved plans as of December 31, 1982.

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Vacant Sites for Housing Units as of December, 1982 (in Registered Plans, parcels rezoned for multiple Housing and in Draft-Approved).

	Single Detached	Semi-Detached	Town-Houses	Apart-ments	Total December 1982	December 1981
Vacant Sites within Registered Plans and on Parcels rezoned since 1970 for Townhouses and Apartments	3,261	1,338	1,273	3,040	8,947	9,678
Vacant Sites within Draft-Approved Plans	3,382	2,309	1,987		7,642	7,621
Total	6,643 (40%)	3,647 (22%)	6,300 (38%)		16,589	17,299

Of the 16,589 units which could be built in registered and draft-approved plans and rezoned parcels 3,581 (22%) are in St. Catharines, 3,479 (21%) are in Niagara Falls, 2,349 (14%) are in Thorold and 2,006 (12%) are in Welland. These four municipalities account for 69% of the potential units in registered and draft-approved plans.

b) Active Plans

Active plans are those which have been received and are under review. They are still in a very preliminary stage and may be changed, withdrawn, approved or refused approval. As of December, 1982 there were 5,199 potential units, of which 2,322 (45%) were for single family detaced units; 1,708 (33%) were for semi-detached units; and 1,169 (22%) were for townhouses and apartments.

Table 2

Subdivision Activity and Housing Starts During January - December, 1982

Municipalities	New Active Lots			New Draft-Approved Lots			New Registered Lots			Housing Starts (Jan-Dec.82**)			
	Singles	Semis	T/A*	Singles	Semis	T/A*	Singles	Semis	T/A*	Singles	Semis	T/A*	Total
Fort Erie	-	-	-	-	-	-	-	-	-	26	-	40	66
Grimsby	12	-	82	10	-	-	-	-	24	86	-	-	86
Lincoln	161	-	-	-	-	-	-	-	-	23	-	-	23
Niagara Falls	-	-	-	-	-	-	18	-	-	69	28	82	****179
Niagara-on-the-Lake	-	-	-	-	-	-	91	22	-	39	-	-	39
Pelham	25	-	-	25	-	-	11	-	-	25	-	-	25
Port Colborne	43	72	50	-	-	-	-	-	-	9	-	30	39
St. Catharines	16	-	-	-	-	-	-	-	-	62	12	327	401
Thorold	-	-	-	-	-	-	-	-	-	30	***14	-	44
Wainfleet	7	-	-	39	-	-	-	-	-	11	-	-	11
Welland	-	-	-	22	-	-	-	-	-	27	-	187	214
West Lincoln	-	-	-	10	-	-	-	28	-	23	-	-	23
Niagara Region Total	264	72	132	106	-	-	120	50	24	436(37%)	54(5%)	666(58%)	1150
		468			106			194					

*Townhouse/Apartments
**Source: Building Permits
***Links on Semi-detached lots
****An additional 102 Senior Citizens Units were built.
These are replacements for the old hospital that will be demolished.

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2. Subdivision Activity and Housing Starts: January to December, 1982

From January to December, 1982 there was 1150 housing starts, of which 37% were single detached units, 5% were semi-detached and 58% were townhouses and apartments (Table 2). This is a substantial shift to multiple units from single family housing starts in 1981: 996 housing starts, of which 60% were single detached units, 3% were semi-detached and 37% were townhouses and apartments. This may be due to government grants for multiple units in the form of MURBS and a rather soft market for single family housing.

The number of housing starts was higher than new subdivision activity in registered plans. A total of 194 units were registered during 1982. Another 106 units were in plans which were draft approved in 1982, and 468 units were in plans that became active in 1982. During 1982,6 subdivisions were registered, Nelles Court containing 22 single detached lots in Welland; Niagara Homesteads I containing 51 single detached lots and 22 semi-detached lots and Niagara Homesteads II containing 41 single detached lots in Niagara-on-the-Lake; Margmel Condominiums containing 24 apartments in Grimsby; The Crescent containing 11 single detached lots in Pelham; and Dorchester Village containing 18 single detached lots in Niagara Falls.

3. Estimated Number of Years' Housing Supply in Registered and Draft-Approved Plans

Housing starts in 1982 were a little greater than 1981: the downward trend in housing starts has levelled off and increased slightly in 1982. Our previous estimate of approximately 1,000 housing starts annually appears to be a reasonable projection for the short term. The longer term housing start rate is still uncertain because of a number of factors. The current fluctuating interest rates, slower economic activity, changes in federal income tax legislation for multiple housing investment, and a surplus of some types of housing units all depress the housing starts rate. With a change in these economic conditions, the number of housing starts could differ from the present rate.

Based upon a possible 1,000 housing starts annually, which is only a short term estimate, there appears to be approximately a 15 year supply of potential units in already registered and draft-approved plans. This estimated

15 year supply of sites would be reduced if the housing start rate continues above 1000 units per year. Also, the mix and location of types of lots may not match the demand by type or location of housing unit, and thus the supply would not be sufficient for 15 years, in some individual municipalities or for particular types of housing units.

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TABLE 1

LOTS FOR SINGLE-DETACHED & SEMI-DETACHED HOUSING
CREATED BY REGISTERED PLAN OF SUBDIVISION
(JUNE, 1970 to DEC., 1982)
AND THE NUMBER OF LOTS (AS OF DEC. 31, 1982)
REMAINING VACANT

	Single-Detached			Semi-Detached Lots (2 dwelling units per lot)		
Municipality	Total Created	Number Vacant	Proportion Vacant	Total Created	Number Vacant	Proportion Vacant
Fort Erie	425	355	84%	39	28	72%
Grimsby	510	86	17%	35	-	0%
Lincoln	216	30	9%	-	-	-
Niagara Falls	3,555	748	21%	493	191	39%
Niagara-on-the-Lake	528	310	59%	11	11	100%
: ham	836	333	40%	7	1	14%
Port Colborne	140	45	34%	-	-	-
St. Catharines	5,338	433	9%	659	102	15%
Thorold	766	314	41%	340	158	46%
Wainfleet	NO REGISTERED PLANS OF SUBDIVISION					
Welland	1,704	564	33%	363	141	39%
West Lincoln	142	43	30%	37	37	100%
NIAGARA REGION	14,160	3,261	23%	1,984	669	34%

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TABLE 2

FRONTAGE OF LOTS FOR SINGLE-DETACHED DWELLINGS

CREATED BY REGISTERED PLAN OF SUBDIVISION

JUNE, 1970 TO DECEMBER, 1982

	SINGLE DETACHED DWELLINGS Lot Frontage (Feet)			
Municipality	Less than 50	50-59	60+	TOTAL
Fort Erie	20 (5%)	125(29%)	280(66%)	425
Grimsby	11 (2%)	32(6%)	467(92%)	510
Lincoln	2 (1%)	28(13%)	186(86%)	216
Niagara Falls	778 (22%)	1,718(48%)	1,059(30%)	3,555
Niagara-on-the-Lake	1 (-)	15(3%)	512(97%)	528
Pelham	7 (1%)	139(17%)	690(82%)	836
[illegible]t Colborne		111(79%)	29(21%)	140
St. Catharines	635 (12%)	3,531(66%)	1,172(22%)	5,338
Thorold	218 (29%)	254(33%)	294(38%)	766
Wainfleet	NO REGISTERED PLANS OF SUBDIVISION			
Welland	132 (8%)	1,034(61%)	538(31%)	1,704
West Lincoln	-	15(11%)	127(89%)	142
NIAGARA REGION	1,804	7,002	5,354	14,160

TABLE 3

EXISTING INVENTORY OF VACANT LOTS FOR SINGLE-DETACHED DWELLINGS IN REGISTERED PLANS* AS OF DECEMBER 31, 1982

Municipality	SINGLE DETACHED DWELLINGS LOT FRONTAGE (FEET) Less than 50	50-59	60+	Total
Fort Erie	20 (6%)	121 (34%)	214 (60%)	355
Grimsby	6 (7%)	- (-)	80 (93%)	86
Lincoln	- (-)	10 (33%)	20 (67%)	30
Niagara Falls	203 (27%)	269 (36%)	276 (37%)	748
Niagara-on-the-Lake	1 (.5%)	15 (5%)	294 (94%)	310
Pelham	4 (1%)	52 (15%)	277 (84%)	333
Port Colborne	-	40 (88%)	5 (12%)	45
. Catharines	26 (6%)	363 (84%)	44 (10%)	433
Thorold	133 (43%)	76 (24%)	105 (33%)	314
Wainfleet	NO REGISTERED PLANS OF SUBDIVISION			
Welland	107 (19%)	327 (58%)	130 (23%)	564
West Lincoln	-	2 (5%)	41 (95%)	43
NIAGARA REGION	500	1,275	1,486	3,261

*For Subdivisions Registered between June, 1970 and December, 1982.

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TABLE 4

INVENTORY OF TOWNHOUSES AND APARTMENTS SITES*
REGION NIAGARA: DECEMBER, 1982

Municipalities	Total No. of Sites (Units) Approved	Number of Units Built		Potential Capacity of Undeveloped Sites (Units)	Percent of Total Potential Sites (Units) Which are not Built On
		Rental	Condominium		
Fort Erie					
Townhouses	66	-	-	66	100%
Apartments	423	276	-	147	35%
Grimsby					
Townhouses	126	-	112	14	11%
Apartments	97	53	-	44	45%
Lincoln					
Townhouses	-	-	-	-	-
Apartments	198	98	-	100	51%
Niagara Falls**					
Townhouses	1,097	426	251	420	38%
Apartments	2,391	1,852	70	469	20%
Niagara-on-the-Lake					
Townhouses	40	4	-	36	90%
Apartments	103	103	-	-	-
Pelham					
Townhouses	44	-	18	26	59%
Apartments	100	100	-	-	-
Port Colborne					
Townhouses	17	5	-	12	71%
Apartments	310	242	-	68	22%

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TABLE 4 (continued)

Municipalities	Total No. of Sites (Units) Approved	Number of Units Built		Potential Capacity of Undeveloped Sites (Units)	Percent of Total Potential Sites (Units) Which are not Built On
		Rental	Condominium		
St. Catharines***					
Townhouses	2,092	578	1,060	454	22%
Apartments	3,423	1,505	170	1,748	51%
Thorold					
Townhouses	121	33	-	88	73%
Apartments	29	29	-	-	-
Wainfleet					
Townhouses	-	-	-	-	-
Apartments	-	-	-	-	-
Welland****					
Townhouses	485	132	196	157	32%
Apartments	913	449	-	464	51%
West Lincoln					
Townhouses	60	36	24	-	-
Apartments	-	-	-	-	-
Region Niagara					
Townhouses	4,148	1,214	1,661	1,273	31%
Apartments	7,987	4,707	240	3,040	38%
Multiple Family Units	12,135	5,921	1,901	4,313	36%

* Apartment and Multiple Units considered vacant in this survey include only subdivision sites that have been registered after 1970 and development proposals with approved zoning.

** These figures are from an inventory of apartment and townhouse units compiled by Niagara Falls Planning Staff up to December, 1982. In addition, there appears to be a capacity for 280 townhouses and 330 apartment units in proposals for which the land has not yet been appropriately zoned, and in areas of present registered plans.

*** Another 821 apartment units have been approved in R.P. 626 (Briarfield Extension), 325 in R.P. 628 (Briarfield Estates), 489 in R.P. 620 (Briarfield Estates) and 506 apartment units in R.P. 597 (Wakil Valley Estates). Another 179 multiple units have been approved in R.P. 626 (Briarfield Extension). Those plans were all registered before 1970. Data provided by St. Catharines Planning Staff.

**** Data provided by Welland Planning Staff.

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TABLE 5

THE TYPE OF HOUSING SITES IN "DRAFT-APPROVED" PLANS OF SUBDIVISION IN THE LOCAL MUNICIPALITIES OF REGION NIAGARA - DECEMBER 31, 1982

Municipalities	Single Family Lot Sizes (Feet of Frontage) Less than 50	50-59	60+	Total	S.F.	Semi-Detached Units Total	S.D.	Apartments/ Townhouses Units	Grand Total All Units
Fort Erie	35	38	176	249	(47%)	182	(34%)	95(18%)	526
Grimsby	-	9	147	156	(50%)	124	(40%)	31(10%)	311
Lincoln	-	140	97	237	(67%)	88	(25%)	29(8%)	354
Niagara Falls	266	388	175	829	(45%)	398	(22%)	610(33%)	1,837
Niagara-on-the-Lake	-	-	64	64	(66%)	24	(25%)	8(8%)	96
Pelham	-	-	95	95	(100%)	-		-	95
Port Colborne	63	208	43	314	(42%)	114	(16%)	257(42%)	725
St. Catharines	282	160	44	486	(54%)	320	(35%)	102(11%)	908
Thorold	248	167	16	431	(22%)	701	(36%)	815(42%)	1,947
Wainfleet			39	39	(100%)				39
Welland	128	264	71	463	(56%)	358	(44%)	-	821
West Lincoln	-	9	14	23	(100%)	-		-	23
NIAGARA REGION	1,022	1,383	981	3,386	(42%)	2,309	(31%)	1,947(27%)	7,642

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TABLE 6

THE TYPE OF HOUSING IN "ACTIVE" PLANS OF SUBDIVISION IN LOCAL MUNICIPALITIES OF REGION NIAGARA - DECEMBER 31, 1982

	Single Family Lot Sizes (Feet of Frontage)					Semi-Detached Units		Apartment/ Townhouses	Grand Total All Units
Municipalities	Less than 50	50-59	60+	Total	S.F.	Total	S.D.	Units	
Fort Erie	-	50	14	64	(100%)	-		-	64
Grimsby	12	-	-	12	(13%)	-		82(87%)	94
Lincoln	96	180	83	359	(66%)	110	(20%)	75(14%)	544
Niagara Falls	101	575	100	776	(36%)	888	(41%)	494(23%)	2,158
Niagara-on-the-Lake	-	-	205	205	(76%)	-		64(24%)	269
Pelham	-	-	129	129	(100%)	-	(-)	-	129
Port Colborne	17	85	66	158	(56%)	72	(26%)	50(28%)	280
St. Catharines	85	27	191	303	(40%)	256	(35%)	189(25%)	748
Thorold	147	28	-	175	(23%)	382	(49%)	215(28%)	772
Wainfleet	-	-	7	7	(100%)	-		-	7
Welland	57	21	8	86	(100%)	-		-	86
West Lincoln	-	26	22	48	(100%)	-		-	48
NIAGARA REGION	505	992	825	2,322	(45%)	1,708	(33%)	1,169(22%)	5,199

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